
INDUSTRIAL ELEMENT

PRIMARY GOAL

Provide an attractive, compatible, recreational, vehicle/mini-storage facility that will provide adequate space to house the community's RVs.

EXISTING CONDITIONS

A critical need exists in the Rancho Peñasquitos planning area for recreational vehicle storage sites. This need is complicated by the fact that a majority of the community's codes, covenants and restrictions prohibit RVs from parking within residential neighborhoods. Currently, there are no RV storage facility sites within Rancho Peñasquitos. As a result, many residents park their RVs illegally on residential streets.

ISSUES

The lack of RV storage facilities has been an issue in Rancho Peñasquitos for several years. Although one parcel had been identified as a potential RV storage site for years, it was ultimately developed into an office project. In 1989, the Planning Department analyzed the Rancho Peñasquitos community to identify possible sites that could be developed for RV storage use. Sixteen vacant sites were evaluated.

The study concluded that most of these sites are not suitable for RV storage and mini-warehouse uses due to economic and locational factors. The most suitable site identified in the study is a 10.23-acre parcel on the southwest corner of the I-15 and SR-56 interchange (see **Figure 21**). This site, which is accessible only through an adjacent multifamily development (Sun Ridge Vista), currently has an open space easement which was granted to the City when the residential development was approved. However, the property has been heavily disturbed due to previous use as a construction yard. Recreational vehicle storage and mini-warehousing are appropriate uses in relatively noisy locations adjacent to highways such as this site.

POLICIES

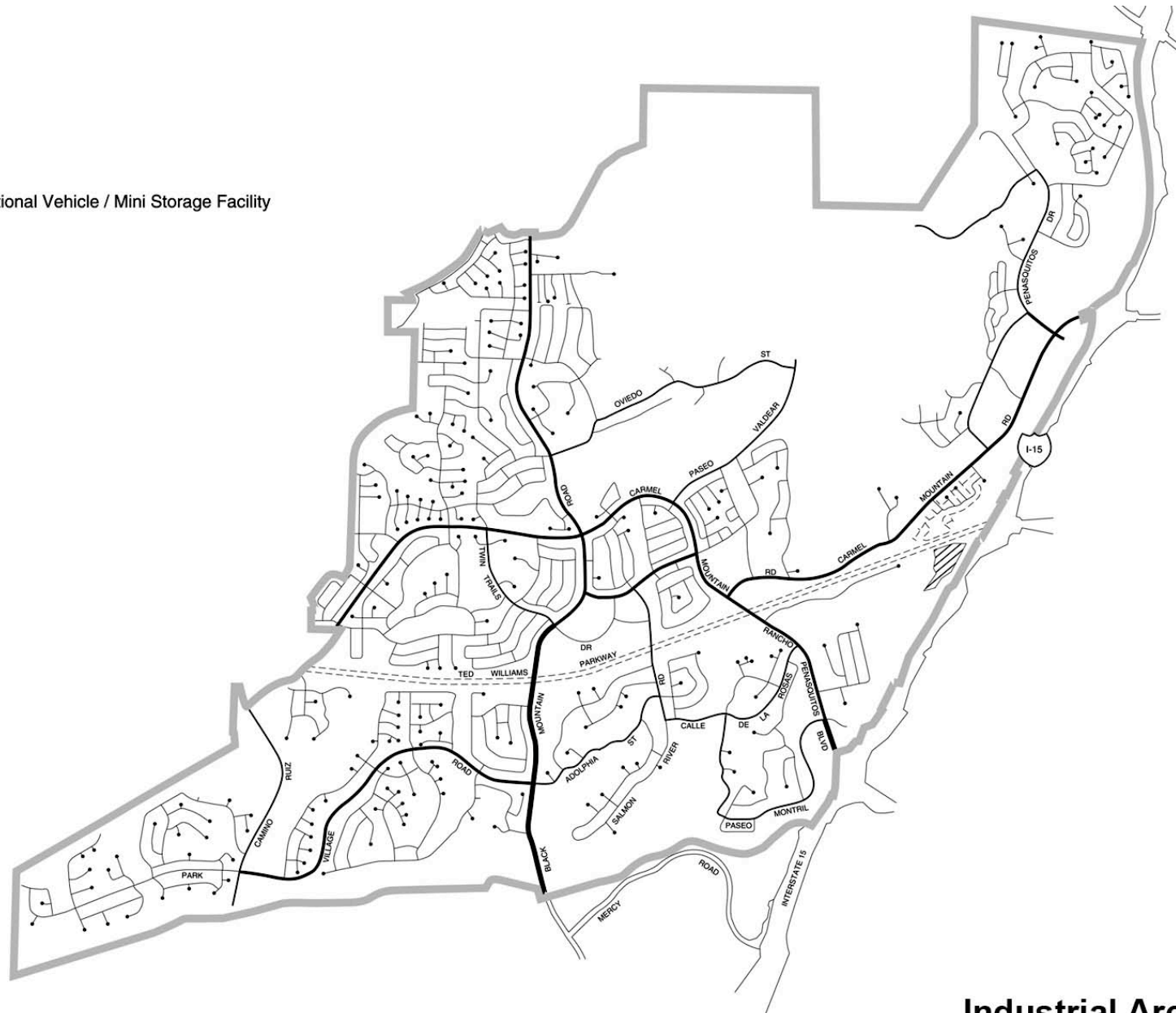
An RV storage and mini-warehouse site should be located in Rancho Peñasquitos to serve a demonstrated need for such facilities in the community.

RECOMMENDATIONS

- Permit development of an RV storage and mini-warehouse facility on an approximately ten-acre open space easement southwest of the I-15 and SR-56 interchange.
- Vacate the existing open space easement (Lot 12) that was established when the Sun Ridge Vista development was approved and provide equivalent open space at another location acceptable to the Park and Recreation department.

- Development of this site should be restricted to RV storage and mini-storage warehouse uses and associated uses. Other uses should not be permitted.
- If development of an RV storage and mini-warehouse facility is determined to be infeasible at this location, the land use designation for the site should be open space and the open space easement should remain on the property.
- The open space easement should remain on this site until such time as an RV/mini-storage project is approved by the City. If RV/mini-storage use is discontinued, the open space easement should be re-established.
- The RV storage portion of the site should contain approximately 200 spaces.
- The site should be heavily landscaped to provide an effective visual buffer from the adjacent residential development and freeways.
- Outdoor lighting should be permitted only on the RV storage facility and should be designed to minimize potential visual impacts.
- The design, color and materials of mini-storage structures should be compatible with the adjacent residential neighborhood and natural areas. Mini-storage buildings and paved areas should be designed and sited so as to be as unobtrusive as possible.
- Only low-scale monument type signs should be permitted.

 Recreational Vehicle / Mini Storage Facility



Industrial Area
Rancho Peñasquitos Community Plan

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FIGURE